



Worcester Park, Surrey

Fitzroy House Lynwood Drive KT4 7AT

A variety of office suites for the small business occupier.

138-318sq.ft
(12.79-29.52 sq m)

To Let

Full details can be found on our web site
Put your property on our web site - call us now!!

www.bridgerbell.com

Location:

Worcester Park is ideally situated just off the A3 and close to the A24. London and the National Motorway Network are easily accessible.

Worcester Park Station is literally within a couple of minutes walk from the building providing a regular service to London Waterloo.

Worcester Park has a wide range of retail outlets thereby making the offices an ideal working environment.

- A3 - 1 mile.
- M25 (J9) - 4.5 miles.
- M25 (J10) - 10 miles.
- M3 - 8 miles.
- Heathrow - 14 miles.
- Gatwick - 22 miles.
- London - 12 miles.

Please contact

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Matthew Wythers
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Mary Ottey
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Tel: 01372 730000

Accommodation:

Suite Number	Sq.ft	Sq.m	Rent per annum*	Rateable Value (2005)	Service charge
23	138	12.79	£2,760	To be confirmed	£5 psf
17	146	13.56	£2,920	£1,525	£5 psf
9	318	29.52	£5,000	2,650	£5 psf

Service Charge:

Includes communal heating, lighting and cleaning buildings insurance and maintenance but does not include contents insurance, telecommunications or business rates

Amenities:

- Ready for immediate occupation
- Centrally heated
- Good natural light.
- Kitchen facilities.
- Some air conditioned
- Shared car park off site nearby.



Lease Terms:

Flexible lease terms for a term of 1 year certain and upwards.

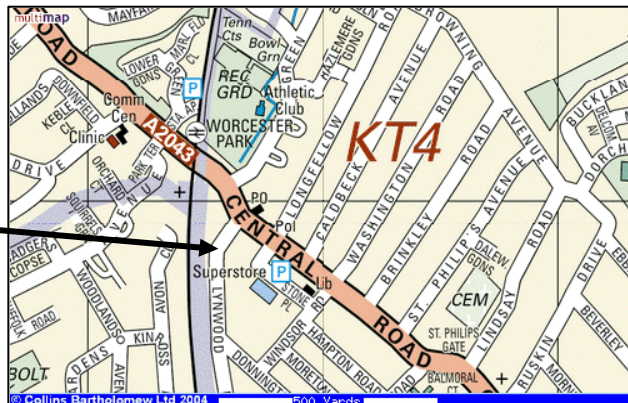
Planning

B1 Offices.

EPC: An Energy Performance Certificate is in the process of being obtained.

Viewings:

Can be arranged at short notice with Mary Ottey of:



Note: Appointments should always be made before viewing the property which is offered subject to contract. All negotiations should be conducted through Bridger Bell Commercial Limited. Bridger Bell Commercial Limited for themselves and for the vendor/lessor of this property whose agents they are give notice that:-

1. These particulars do not constitute, nor constitute any part of an offer or a contract.
2. All statements contained in these particulars to this property are made without responsibility on the part of Bridger Bell Commercial Limited or the Vendor.
3. None of the statements contained in these particulars are to be relied on as statement of representation of fact.
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
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